

011.A

0001

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
331,000 / 331,000

331,000 / 331,000

331,000 / 331,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	106
Owner 1:	BRENTWOOD REALTY PARTNERS LL	
Owner 2:		
Owner 3:		
Street 1:	60 PLEASANT ST #G12	
Street 2:		

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02476
Cntry:	
Own Occ:	N
Type:	

<b>PREVIOUS OWNER</b>
Owner 1: CARR DAVID W/EXECUTOR -
Owner 2: ESTATE OF DAVID P WILFERT -
Street 1: 4 NEWMAN WAY
Twn/City: ARLINGTON
StProv: MA
Postal: 02476
Cntry:

<b>NARRATIVE DESCRIPTION</b>
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

<b>OTHER ASSESSMENTS</b>
Code Descrip/No Amount Com. Int

<b>PROPERTY FACTORS</b>
Item Code Description %
Z R6 APTS LOW
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

<b>LAND SECTION (First 7 lines only)</b>
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
102 Condo 0 Sq. Ft. Site 0 0. 0.00 6031

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		148584
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

<b>PREVIOUS ASSESSMENT</b>	<b>Parcel ID</b>	011.A-0001-0106.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	331,000	0	.	.	331,000		Year end	12/23/2021
2021	102	FV	326,400	0	.	.	326,400		Year End Roll	12/10/2020
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014

<b>SALES INFORMATION</b>	<b>TAX DISTRICT</b>	<b>PAT ACCT.</b>
Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes
CARR DAVID W/EX	61727-307	5/2/2013 Mult Lots 12,465,000 No No
WILFERT DAVID P	61727-298	5/2/2013 Mult Lots 99 No No
	18071-350	4/1/1987 No No N

<b>BUILDING PERMITS</b>	<b>ACTIVITY INFORMATION</b>
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
10/11/2017 Measured DGM D Mann	
5/6/2000 197 PATRIOT	
Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	Building Number 1.		3/4 Bath:	Rating:	A 3QBth:	Rating:										
Sty Ht: 5 - 5 Story		1/2 Bath:	Rating:																		
(Liv) Units: 1	Total: 1	A HBth:	Rating:	OthrFix:	Rating:																
Foundation: 1 - Concrete		OthrFix:	Rating:																		
Frame: 2 - Steel																					
Prime Wall: 8 - Brick Veneer																					
Sec Wall:	%																				
Roof Struct: 4 - Flat																					
Roof Cover: 4 - Tar & Gravel																					
Color: BRICK																					
View / Desir: N - NONE																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Grade: C - Average		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units 1															
Year Blt: 1971	Eff Yr Blt:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																
Alt LUC:	Alt %:	Frpl:	Rating:	Other																	
Jurisdict:	Fact: .	WSFlue:	Rating:	Upper																	
Const Mod:				Lvl 2																	
Lump Sum Adj:				Lvl 1																	
				Lower																	
				Totals	RMs: 3	BRs: 1	Baths: 1	HB													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Location: F - Front		Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal 2 - Plaster		Total Units:		Interior:	1	3	1	0													
Sec Int Wall:	%	Floor: 1 - 1st Floor		Additions:																	
Partition: T - Typical		% Own: 0.903699994		Kitchen:																	
Prim Floors: 4 - Carpet		Name: 16 - 6031		Baths:																	
Sec Floors:	%			Plumbing:																	
Bsmnt Flr:				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 3 - Electric																					
Heat Type: 6 - Elec Base/B																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 011.A-0001-0106.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:				Total:															